

CERTIFICATION OF ENROLLMENT

**SUBSTITUTE HOUSE BILL 1074**

Chapter 331, Laws of 2023

68th Legislature  
2023 Regular Session

RESIDENTIAL LANDLORD-TENANT ACT—LANDLORDS' CLAIMS FOR DAMAGE

EFFECTIVE DATE: July 23, 2023

Passed by the House April 14, 2023  
Yeas 57 Nays 39

LAURIE JINKINS

**Speaker of the House of  
Representatives**

Passed by the Senate April 10, 2023  
Yeas 29 Nays 19

DENNY HECK

**President of the Senate**

Approved May 8, 2023 1:09 PM

JAY INSLEE

**Governor of the State of Washington**

CERTIFICATE

I, Bernard Dean, Chief Clerk of the House of Representatives of the State of Washington, do hereby certify that the attached is **SUBSTITUTE HOUSE BILL 1074** as passed by the House of Representatives and the Senate on the dates hereon set forth.

BERNARD DEAN

**Chief Clerk**

FILED

May 10, 2023

**Secretary of State  
State of Washington**

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**SUBSTITUTE HOUSE BILL 1074**

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AS AMENDED BY THE SENATE

Passed Legislature - 2023 Regular Session

**State of Washington                      68th Legislature                      2023 Regular Session**

**By** House Housing (originally sponsored by Representatives Thai, Macri, Simmons, Ryu, Ramel, Peterson, Lekanoff, Alvarado, Pollet, Cortes, Gregerson, Kloba, Davis, and Ormsby)

READ FIRST TIME 01/30/23.

1            AN    ACT    Relating   to   documentation   and   processes   governing  
2   landlords'   claims   for   damage   to   residential   premises;   amending   RCW  
3   59.18.260,   59.18.280,   59.18.060,   59.18.130,   and   59.18.595;   reenacting  
4   and   amending   RCW   59.18.030;   and   creating   a   new   section.

5   BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

6            NEW SECTION.    **Sec. 1.**    (1) The legislature finds that:

7            (a) Deposits and moving fees often present significant barriers  
8   to helping low-income tenants secure new housing. Without clear  
9   guidance governing when landlords may withhold a security deposit for  
10   damage to a unit, renters are often unable to contest improper  
11   charges and fall into debt to their landlords;

12            (b) Low-income renters holding unpaid tenant debt face greater  
13   housing instability. Low-income renters can be barred from entering  
14   into new tenancies by debt to a previous landlord, even if that debt  
15   is based on undocumented, inflated, or fraudulent charges; and

16            (c) The burden of debt to a previous landlord falls most heavily  
17   on low-income renters, people with disabilities, single parents, and  
18   people with housing vouchers, who are disproportionately people of  
19   color.

20            (2) Therefore, the legislature intends to protect renters from  
21   the financial instability caused by improper and inflated damage

1 charges that prevent tenants from receiving their deposit back, to  
2 ease the debt burden on renting families, and to reduce the  
3 disproportionate harm to low-income renters of color.

4 **Sec. 2.** RCW 59.18.030 and 2021 c 212 s 1 are each reenacted and  
5 amended to read as follows:

6 As used in this chapter:

7 (1) "Active duty" means service authorized by the president of  
8 the United States, the secretary of defense, or the governor for a  
9 period of more than 30 consecutive days.

10 (2) "Certificate of inspection" means an unsworn statement,  
11 declaration, verification, or certificate made in accordance with the  
12 requirements of chapter 5.50 RCW by a qualified inspector that states  
13 that the landlord has not failed to fulfill any substantial  
14 obligation imposed under RCW 59.18.060 that endangers or impairs the  
15 health or safety of a tenant, including (a) structural members that  
16 are of insufficient size or strength to carry imposed loads with  
17 safety, (b) exposure of the occupants to the weather, (c) plumbing  
18 and sanitation defects that directly expose the occupants to the risk  
19 of illness or injury, (d) not providing facilities adequate to supply  
20 heat and water and hot water as reasonably required by the tenant,  
21 (e) providing heating or ventilation systems that are not functional  
22 or are hazardous, (f) defective, hazardous, or missing electrical  
23 wiring or electrical service, (g) defective or hazardous exits that  
24 increase the risk of injury to occupants, and (h) conditions that  
25 increase the risk of fire.

26 (3) "Commercially reasonable manner," with respect to a sale of a  
27 deceased tenant's personal property, means a sale where every aspect  
28 of the sale, including the method, manner, time, place, and other  
29 terms, must be commercially reasonable. If commercially reasonable, a  
30 landlord may sell the tenant's property by public or private  
31 proceedings, by one or more contracts, as a unit or in parcels, and  
32 at any time and place and on any terms.

33 (4) "Comprehensive reusable tenant screening report" means a  
34 tenant screening report prepared by a consumer reporting agency at  
35 the direction of and paid for by the prospective tenant and made  
36 available directly to a prospective landlord at no charge, which  
37 contains all of the following: (a) A consumer credit report prepared  
38 by a consumer reporting agency within the past 30 days; (b) the  
39 prospective tenant's criminal history; (c) the prospective tenant's

1 eviction history; (d) an employment verification; and (e) the  
2 prospective tenant's address and rental history.

3 (5) "Criminal history" means a report containing or summarizing  
4 (a) the prospective tenant's criminal convictions and pending cases,  
5 the final disposition of which antedates the report by no more than  
6 seven years, and (b) the results of a sex offender registry and  
7 United States department of the treasury's office of foreign assets  
8 control search, all based on at least seven years of address history  
9 and alias information provided by the prospective tenant or available  
10 in the consumer credit report.

11 (6) "Designated person" means a person designated by the tenant  
12 under RCW 59.18.590.

13 (7) "Distressed home" has the same meaning as in RCW 61.34.020.

14 (8) "Distressed home conveyance" has the same meaning as in RCW  
15 61.34.020.

16 (9) "Distressed home purchaser" has the same meaning as in RCW  
17 61.34.020.

18 (10) "Dwelling unit" is a structure or that part of a structure  
19 which is used as a home, residence, or sleeping place by one person  
20 or by two or more persons maintaining a common household, including  
21 but not limited to single-family residences and units of multiplexes,  
22 apartment buildings, and mobile homes.

23 (11) "Eviction history" means a report containing or summarizing  
24 the contents of any records of unlawful detainer actions concerning  
25 the prospective tenant that are reportable in accordance with state  
26 law, are lawful for landlords to consider, and are obtained after a  
27 search based on at least seven years of address history and alias  
28 information provided by the prospective tenant or available in the  
29 consumer credit report.

30 (12) "Gang" means a group that: (a) Consists of three or more  
31 persons; (b) has identifiable leadership or an identifiable name,  
32 sign, or symbol; and (c) on an ongoing basis, regularly conspires and  
33 acts in concert mainly for criminal purposes.

34 (13) "Gang-related activity" means any activity that occurs  
35 within the gang or advances a gang purpose.

36 (14) "Immediate family" includes state registered domestic  
37 partner, spouse, parents, grandparents, children, including foster  
38 children, siblings, and in-laws.

39 (15) "In danger of foreclosure" means any of the following:

1 (a) The homeowner has defaulted on the mortgage and, under the  
2 terms of the mortgage, the mortgagee has the right to accelerate full  
3 payment of the mortgage and repossess, sell, or cause to be sold the  
4 property;

5 (b) The homeowner is at least 30 days delinquent on any loan that  
6 is secured by the property; or

7 (c) The homeowner has a good faith belief that he or she is  
8 likely to default on the mortgage within the upcoming four months due  
9 to a lack of funds, and the homeowner has reported this belief to:

10 (i) The mortgagee;

11 (ii) A person licensed or required to be licensed under chapter  
12 19.134 RCW;

13 (iii) A person licensed or required to be licensed under chapter  
14 19.146 RCW;

15 (iv) A person licensed or required to be licensed under chapter  
16 18.85 RCW;

17 (v) An attorney-at-law;

18 (vi) A mortgage counselor or other credit counselor licensed or  
19 certified by any federal, state, or local agency; or

20 (vii) Any other party to a distressed property conveyance.

21 (16) "Landlord" means the owner, lessor, or sublessor of the  
22 dwelling unit or the property of which it is a part, and in addition  
23 means any person designated as representative of the owner, lessor,  
24 or sublessor including, but not limited to, an agent, a resident  
25 manager, or a designated property manager.

26 (17) "Mortgage" is used in the general sense and includes all  
27 instruments, including deeds of trust, that are used to secure an  
28 obligation by an interest in real property.

29 (18) "Orders" means written official military orders, or any  
30 written notification, certification, or verification from the service  
31 member's commanding officer, with respect to the service member's  
32 current or future military status.

33 (19) "Owner" means one or more persons, jointly or severally, in  
34 whom is vested:

35 (a) All or any part of the legal title to property; or

36 (b) All or part of the beneficial ownership, and a right to  
37 present use and enjoyment of the property.

38 (20) "Permanent change of station" means: (a) Transfer to a unit  
39 located at another port or duty station; (b) change in a unit's home

1 port or permanent duty station; (c) call to active duty for a period  
2 not less than 90 days; (d) separation; or (e) retirement.

3 (21) "Person" means an individual, group of individuals,  
4 corporation, government, or governmental agency, business trust,  
5 estate, trust, partnership, or association, two or more persons  
6 having a joint or common interest, or any other legal or commercial  
7 entity.

8 (22) "Premises" means a dwelling unit, appurtenances thereto,  
9 grounds, and facilities held out for the use of tenants generally and  
10 any other area or facility which is held out for use by the tenant.

11 (23) "Property" or "rental property" means all dwelling units on  
12 a contiguous quantity of land managed by the same landlord as a  
13 single, rental complex.

14 (24) "Prospective landlord" means a landlord or a person who  
15 advertises, solicits, offers, or otherwise holds a dwelling unit out  
16 as available for rent.

17 (25) "Prospective tenant" means a tenant or a person who has  
18 applied for residential housing that is governed under this chapter.

19 (26) "Qualified inspector" means a United States department of  
20 housing and urban development certified inspector; a Washington state  
21 licensed home inspector; an American society of home inspectors  
22 certified inspector; a private inspector certified by the national  
23 association of housing and redevelopment officials, the American  
24 association of code enforcement, or other comparable professional  
25 association as approved by the local municipality; a municipal code  
26 enforcement officer; a Washington licensed structural engineer; or a  
27 Washington licensed architect.

28 (27) "Reasonable attorneys' fees," where authorized in this  
29 chapter, means an amount to be determined including the following  
30 factors: The time and labor required, the novelty and difficulty of  
31 the questions involved, the skill requisite to perform the legal  
32 service properly, the fee customarily charged in the locality for  
33 similar legal services, the amount involved and the results obtained,  
34 and the experience, reputation and ability of the lawyer or lawyers  
35 performing the services.

36 (28) "Reasonable manner," with respect to disposing of a deceased  
37 tenant's personal property, means to dispose of the property by  
38 donation to a not-for-profit charitable organization, by removal of  
39 the property by a trash hauler or recycler, or by any other method  
40 that is reasonable under the circumstances.

1 (29) "Rent" or "rental amount" means recurring and periodic  
2 charges identified in the rental agreement for the use and occupancy  
3 of the premises, which may include charges for utilities. Except as  
4 provided in RCW 59.18.283(3), these terms do not include nonrecurring  
5 charges for costs incurred due to late payment, damages, deposits,  
6 legal costs, or other fees, including attorneys' fees.

7 (30) "Rental agreement" or "lease" means all agreements which  
8 establish or modify the terms, conditions, rules, regulations, or any  
9 other provisions concerning the use and occupancy of a dwelling unit.

10 (31) "Service member" means an active member of the United States  
11 armed forces, a member of a military reserve component, or a member  
12 of the national guard who is either stationed in or a resident of  
13 Washington state.

14 (32) A "single-family residence" is a structure maintained and  
15 used as a single dwelling unit. Notwithstanding that a dwelling unit  
16 shares one or more walls with another dwelling unit, it shall be  
17 deemed a single-family residence if it has direct access to a street  
18 and shares neither heating facilities nor hot water equipment, nor  
19 any other essential facility or service, with any other dwelling  
20 unit.

21 (33) "Subsidized housing" refers to rental housing for very low-  
22 income or low-income households that is a dwelling unit operated  
23 directly by a public housing authority or its affiliate, or that is  
24 insured, financed, or assisted in whole or in part through one of the  
25 following sources:

26 (a) A federal program or state housing program administered by  
27 the department of commerce or the Washington state housing finance  
28 commission;

29 (b) A federal housing program administered by a city or county  
30 government;

31 (c) An affordable housing levy authorized under RCW 84.52.105; or

32 (d) The surcharges authorized in RCW 36.22.178 and 36.22.179 and  
33 any of the surcharges authorized in chapter 43.185C RCW.

34 (34) A "tenant" is any person who is entitled to occupy a  
35 dwelling unit primarily for living or dwelling purposes under a  
36 rental agreement.

37 (35) "Tenant representative" means:

38 (a) A personal representative of a deceased tenant's estate if  
39 known to the landlord;

1 (b) If the landlord has no knowledge that a personal  
2 representative has been appointed for the deceased tenant's estate, a  
3 person claiming to be a successor of the deceased tenant who has  
4 provided the landlord with proof of death and an affidavit made by  
5 the person that meets the requirements of RCW 11.62.010(2);

6 (c) In the absence of a personal representative under (a) of this  
7 subsection or a person claiming to be a successor under (b) of this  
8 subsection, a designated person; or

9 (d) In the absence of a personal representative under (a) of this  
10 subsection, a person claiming to be a successor under (b) of this  
11 subsection, or a designated person under (c) of this subsection, any  
12 person who provides the landlord with reasonable evidence that he or  
13 she is a successor of the deceased tenant as defined in RCW  
14 11.62.005. The landlord has no obligation to identify all of the  
15 deceased tenant's successors.

16 (36) "Tenant screening" means using a consumer report or other  
17 information about a prospective tenant in deciding whether to make or  
18 accept an offer for residential rental property to or from a  
19 prospective tenant.

20 (37) "Tenant screening report" means a consumer report as defined  
21 in RCW 19.182.010 and any other information collected by a tenant  
22 screening service.

23 (38) "Transitional housing" means housing units owned, operated,  
24 or managed by a nonprofit organization or governmental entity in  
25 which supportive services are provided to individuals and families  
26 that were formerly homeless, with the intent to stabilize them and  
27 move them to permanent housing within a period of not more than  
28 (~~twenty-four~~) 24 months, or longer if the program is limited to  
29 tenants within a specified age range or the program is intended for  
30 tenants in need of time to complete and transition from educational  
31 or training or service programs.

32 (39) "Wear resulting from ordinary use of the premises" means  
33 deterioration that results from the intended use of a dwelling unit,  
34 including breakage or malfunction due to age or deteriorated  
35 condition. Such wear does not include deterioration that results from  
36 negligence, carelessness, accident, or abuse of the premises,  
37 fixtures, equipment, appliances, or furnishings by the tenant,  
38 immediate family member, occupant, or guest.

1       **Sec. 3.** RCW 59.18.260 and 2011 c 132 s 13 are each amended to  
2 read as follows:

3       (1) If any moneys are paid to the landlord by the tenant as a  
4 deposit or as security for performance of the tenant's obligations in  
5 a lease or rental agreement, the lease or rental agreement shall be  
6 in writing and shall include the terms and conditions under which the  
7 deposit or portion thereof may be withheld by the landlord upon  
8 termination of the lease or rental agreement. If all or part of the  
9 deposit may be withheld to indemnify the landlord for damages to the  
10 premises for which the tenant is responsible, the rental agreement  
11 shall be in writing and shall so specify.

12       (2) No deposit may be collected by a landlord unless the rental  
13 agreement is in writing and a written checklist or statement is  
14 provided by the landlord to the tenant at the commencement of the  
15 tenancy specifically describing the condition and cleanliness of or  
16 existing damages to the premises, fixtures, equipment, appliances,  
17 and furnishings((7)) including, but not limited to(~~(, walls, floors,~~  
18 ~~countertops, carpets, drapes, furniture, and appliances, is provided~~  
19 ~~by the landlord to the tenant at the commencement of the tenancy)~~):

20       (a) Walls, including wall paint and wallpaper;

21       (b) Carpets and other flooring;

22       (c) Furniture; and

23       (d) Appliances.

24       (3) The checklist or statement shall be signed and dated by the  
25 landlord and the tenant, and the tenant shall be provided with a copy  
26 of the signed checklist or statement. The tenant has the right to  
27 request one free replacement copy of the written checklist.

28       (4) No such deposit shall be withheld on account of ((~~normal~~))  
29 wear ((~~and tear~~)) resulting from ordinary use of the premises((~~. The~~  
30 ~~tenant has the right to request one free replacement copy of the~~  
31 ~~written checklist~~)).

32       (5) If the landlord collects a deposit without providing a  
33 written checklist at the commencement of the tenancy, the landlord is  
34 liable to the tenant for the amount of the deposit, and the  
35 prevailing party may recover court costs and reasonable attorneys'  
36 fees. This section does not limit the tenant's right to recover  
37 moneys paid as damages or security under RCW 59.18.280.

38       **Sec. 4.** RCW 59.18.280 and 2022 c 196 s 3 are each amended to  
39 read as follows:

1 (1) (a) Within (~~(twenty-one)~~) 30 days after the termination of the  
2 rental agreement and vacation of the premises or, if the tenant  
3 abandons the premises as defined in RCW 59.18.310, within (~~(twenty-~~  
4 ~~one)~~) 30 days after the landlord learns of the abandonment, the  
5 landlord shall give a full and specific statement of the basis for  
6 retaining any of the deposit, and any documentation required by (b)  
7 of this subsection, together with the payment of any refund due the  
8 tenant under the terms and conditions of the rental agreement.

9 (~~(a) No portion of any deposit shall be withheld on account of~~  
10 ~~wear resulting from ordinary use of the premises.~~

11 ~~(b))~~ The landlord complies with this (~~(section)~~) subsection if  
12 (~~(the required statement or payment, or both,)~~) these are delivered  
13 to the tenant personally or deposited in the United States mail  
14 properly addressed to the tenant's last known address with first-  
15 class postage prepaid within the (~~(twenty-one)~~) 30 days.

16 (b) With the statement required by (a) of this subsection, the  
17 landlord shall include copies of estimates received or invoices paid  
18 to reasonably substantiate damage charges. Where repairs are  
19 performed by the landlord or the landlord's employee, if a deduction  
20 is made for materials or supplies, the landlord shall provide a copy  
21 of the bill, invoice, or receipt. The landlord may document the cost  
22 of materials or supplies already in the landlord's possession or  
23 purchased on an ongoing basis by providing a copy of a bill, invoice,  
24 receipt, vendor price list, or other vendor document that reasonably  
25 documents the cost of the item used in the repair or cleaning of the  
26 unit. Where repairs are performed by the landlord or the landlord's  
27 employee, the landlord shall include a statement of the time spent  
28 performing repairs and the reasonable hourly rate charged.

29 (c) No portion of any deposit may be withheld:

30 (i) For wear resulting from ordinary use of the premises;

31 (ii) For carpet cleaning unless the landlord documents wear to  
32 the carpet that is beyond wear resulting from ordinary use of the  
33 premises;

34 (iii) For the costs of repair and replacement of fixtures,  
35 equipment, appliances, and furnishings if their condition was not  
36 reasonably documented in the written checklist required under RCW  
37 59.18.260; or

38 (iv) In excess of the cost of repair or replacement of the  
39 damaged portion in situations in which the premises, including  
40 fixtures, equipment, appliances, and furnishings, are damaged in

1 excess of wear resulting from ordinary use of the premises but the  
2 damage does not encompass the item's entirety.

3 (2) If the landlord fails to give (~~such~~) the statement and any  
4 documentation required by subsection (1) of this section together  
5 with any refund due the tenant within the time limits specified  
6 (~~above~~) in subsection (1) of this section he or she shall be liable  
7 to the tenant for the full amount of the deposit. The landlord is  
8 also barred in any action brought by the tenant to recover the  
9 deposit from asserting any claim or raising any defense for retaining  
10 any of the deposit unless the landlord shows that circumstances  
11 beyond the landlord's control prevented the landlord from providing  
12 the statement and any documentation within the (~~twenty-one~~) 30 days  
13 or that the tenant abandoned the premises as defined in RCW  
14 59.18.310. The court may in its discretion award up to two times the  
15 amount of the deposit for the intentional refusal of the landlord to  
16 give the statement, documentation, or refund due unless the landlord  
17 shows that circumstances beyond the landlord's control prevented the  
18 landlord from providing the statement and any such documentation  
19 within 30 days or that the tenant abandoned the premises as described  
20 in RCW 59.18.310. In any action brought by the tenant to recover the  
21 deposit, the prevailing party shall additionally be entitled to the  
22 cost of suit or arbitration including a reasonable attorneys' fee.

23 (3) (a) Nothing in this chapter shall preclude the landlord from  
24 proceeding against, and the landlord shall have the right to proceed  
25 against a tenant to recover sums exceeding the amount of the tenant's  
26 damage or security deposit for damage to the property for which the  
27 tenant is responsible together with reasonable attorneys' fees.  
28 However, if the landlord seeks reimbursement for damages from the  
29 landlord mitigation program pursuant to RCW 43.31.605(1)(d), the  
30 landlord is prohibited from retaining any portion of the tenant's  
31 damage or security deposit or proceeding against the tenant who  
32 terminates under RCW 59.18.575 to recover sums exceeding the amount  
33 of the tenant's damage or security deposit for damage to the  
34 property.

35 (b) Damages for wear resulting from ordinary use of the premises  
36 or not substantiated by documentation equivalent to that required in  
37 subsection (1) of this section may not be charged to the tenant,  
38 reported to any consumer reporting agency, tenant screening service,  
39 or prospective landlord, or submitted for collection by any third-  
40 party agency.

1 (c) For tenancies with rental agreements initiated on or after  
2 the effective date of this section, any lawsuit filed against a  
3 tenant to recover sums exceeding the amount of the deposit shall be  
4 commenced within three years of the termination of the rental  
5 agreement or the tenant's abandonment of the premises.

6 (4) The requirements with respect to checklists and documentation  
7 that are set forth in RCW 59.18.260 and this section do not apply to  
8 situations in which part or all of a security deposit is withheld by  
9 the landlord for reasons unrelated to damages to the premises,  
10 fixtures, equipment, appliances, and furnishings, such as for rent or  
11 other charges owing.

12 **Sec. 5.** RCW 59.18.060 and 2013 c 35 s 1 are each amended to read  
13 as follows:

14 The landlord will at all times during the tenancy keep the  
15 premises fit for human habitation, and shall in particular:

16 (1) Maintain the premises to substantially comply with any  
17 applicable code, statute, ordinance, or regulation governing their  
18 maintenance or operation, which the legislative body enacting the  
19 applicable code, statute, ordinance or regulation could enforce as to  
20 the premises rented if such condition endangers or impairs the health  
21 or safety of the tenant;

22 (2) Maintain the structural components including, but not limited  
23 to, the roofs, floors, walls, chimneys, fireplaces, foundations, and  
24 all other structural components, in reasonably good repair so as to  
25 be usable;

26 (3) Keep any shared or common areas reasonably clean, sanitary,  
27 and safe from defects increasing the hazards of fire or accident;

28 (4) Provide a reasonable program for the control of infestation  
29 by insects, rodents, and other pests at the initiation of the tenancy  
30 and, except in the case of a single-family residence, control  
31 infestation during tenancy except where such infestation is caused by  
32 the tenant;

33 (5) Except where the condition is attributable to (~~normal~~) wear  
34 (~~and tear~~) resulting from ordinary use of the premises, make  
35 repairs and arrangements necessary to put and keep the premises in as  
36 good condition as it by law or rental agreement should have been, at  
37 the commencement of the tenancy;

38 (6) Provide reasonably adequate locks and furnish keys to the  
39 tenant;

1 (7) Maintain and safeguard with reasonable care any master key or  
2 duplicate keys to the dwelling unit;

3 (8) Maintain all electrical, plumbing, heating, and other  
4 facilities and appliances supplied by him or her in reasonably good  
5 working order;

6 (9) Maintain the dwelling unit in reasonably weathertight  
7 condition;

8 (10) Except in the case of a single-family residence, provide and  
9 maintain appropriate receptacles in common areas for the removal of  
10 ashes, rubbish, and garbage, incidental to the occupancy and arrange  
11 for the reasonable and regular removal of such waste;

12 (11) Provide facilities adequate to supply heat and water and hot  
13 water as reasonably required by the tenant;

14 (12)(a) Provide a written notice to all tenants disclosing fire  
15 safety and protection information. The landlord or his or her  
16 authorized agent must provide a written notice to the tenant that the  
17 dwelling unit is equipped with a smoke detection device as required  
18 in RCW 43.44.110. The notice shall inform the tenant of the tenant's  
19 responsibility to maintain the smoke detection device in proper  
20 operating condition and of penalties for failure to comply with the  
21 provisions of RCW 43.44.110(3). The notice must be signed by the  
22 landlord or the landlord's authorized agent and tenant with copies  
23 provided to both parties. Further, except with respect to a single-  
24 family residence, the written notice must also disclose the  
25 following:

26 (i) Whether the smoke detection device is hard-wired or battery  
27 operated;

28 (ii) Whether the building has a fire sprinkler system;

29 (iii) Whether the building has a fire alarm system;

30 (iv) Whether the building has a smoking policy, and what that  
31 policy is;

32 (v) Whether the building has an emergency notification plan for  
33 the occupants and, if so, provide a copy to the occupants;

34 (vi) Whether the building has an emergency relocation plan for  
35 the occupants and, if so, provide a copy to the occupants; and

36 (vii) Whether the building has an emergency evacuation plan for  
37 the occupants and, if so, provide a copy to the occupants.

38 (b) The information required under this subsection may be  
39 provided to a tenant in a multifamily residential building either as  
40 a written notice or as a checklist that discloses whether the

1 building has fire safety and protection devices and systems. The  
2 checklist shall include a diagram showing the emergency evacuation  
3 routes for the occupants.

4 (c) The written notice or checklist must be provided to new  
5 tenants at the time the lease or rental agreement is signed;

6 (13) Provide tenants with information provided or approved by the  
7 department of health about the health hazards associated with  
8 exposure to indoor mold. Information may be provided in written  
9 format individually to each tenant, or may be posted in a visible,  
10 public location at the dwelling unit property. The information must  
11 detail how tenants can control mold growth in their dwelling units to  
12 minimize the health risks associated with indoor mold. Landlords may  
13 obtain the information from the department's website or, if requested  
14 by the landlord, the department must mail the information to the  
15 landlord in a printed format. When developing or changing the  
16 information, the department of health must include representatives of  
17 landlords in the development process. The information must be  
18 provided by the landlord to new tenants at the time the lease or  
19 rental agreement is signed;

20 (14) The landlord and his or her agents and employees are immune  
21 from civil liability for failure to comply with subsection (13) of  
22 this section except where the landlord and his or her agents and  
23 employees knowingly and intentionally do not comply with subsection  
24 (13) of this section; and

25 (15) Designate to the tenant the name and address of the person  
26 who is the landlord by a statement on the rental agreement or by a  
27 notice conspicuously posted on the premises. The tenant shall be  
28 notified immediately of any changes in writing, which must be either  
29 (a) delivered personally to the tenant or (b) mailed to the tenant  
30 and conspicuously posted on the premises. If the person designated in  
31 this section does not reside in the state where the premises are  
32 located, there shall also be designated a person who resides in the  
33 county who is authorized to act as an agent for the purposes of  
34 service of notices and process, and if no designation is made of a  
35 person to act as agent, then the person to whom rental payments are  
36 to be made shall be considered such agent. Regardless of such  
37 designation, any owner who resides outside the state and who violates  
38 a provision of this chapter is deemed to have submitted himself or  
39 herself to the jurisdiction of the courts of this state and personal  
40 service of any process may be made on the owner outside the state

1 with the same force and effect as personal service within the state.  
2 Any summons or process served out-of-state must contain the same  
3 information and be served in the same manner as personal service of  
4 summons or process served within the state, except the summons or  
5 process must require the party to appear and answer within (~~sixty~~)  
6 60 days after such personal service out of the state. In an action  
7 for a violation of this chapter that is filed under chapter 12.40  
8 RCW, service of the notice of claim outside the state must contain  
9 the same information and be served in the same manner as required  
10 under chapter 12.40 RCW, except the date on which the party is  
11 required to appear must not be less than (~~sixty~~) 60 days from the  
12 date of service of the notice of claim.

13 No duty shall devolve upon the landlord to repair a defective  
14 condition under this section, nor shall any defense or remedy be  
15 available to the tenant under this chapter, where the defective  
16 condition complained of was caused by the conduct of such tenant, his  
17 or her family, invitee, or other person acting under his or her  
18 control, or where a tenant unreasonably fails to allow the landlord  
19 access to the property for purposes of repair. When the duty imposed  
20 by subsection (1) of this section is incompatible with and greater  
21 than the duty imposed by any other provisions of this section, the  
22 landlord's duty shall be determined pursuant to subsection (1) of  
23 this section.

24 **Sec. 6.** RCW 59.18.130 and 2011 c 132 s 8 are each amended to  
25 read as follows:

26 Each tenant shall pay the rental amount at such times and in such  
27 amounts as provided for in the rental agreement or as otherwise  
28 provided by law and comply with all obligations imposed upon tenants  
29 by applicable provisions of all municipal, county, and state codes,  
30 statutes, ordinances, and regulations, and in addition shall:

31 (1) Keep that part of the premises which he or she occupies and  
32 uses as clean and sanitary as the conditions of the premises permit;

33 (2) Properly dispose from his or her dwelling unit all rubbish,  
34 garbage, and other organic or flammable waste, in a clean and  
35 sanitary manner at reasonable and regular intervals, and assume all  
36 costs of extermination and fumigation for infestation caused by the  
37 tenant;

38 (3) Properly use and operate all electrical, gas, heating,  
39 plumbing and other fixtures and appliances supplied by the landlord;

1 (4) Not intentionally or negligently destroy, deface, damage,  
2 impair, or remove any part of the structure or dwelling, with the  
3 appurtenances thereto, including the facilities, equipment,  
4 furniture, furnishings, and appliances, or permit any member of his  
5 or her family, invitee, licensee, or any person acting under his or  
6 her control to do so. Violations may be prosecuted under chapter  
7 9A.48 RCW if the destruction is intentional and malicious;

8 (5) Not permit a nuisance or common waste;

9 (6) Not engage in drug-related activity at the rental premises,  
10 or allow a subtenant, sublessee, resident, or anyone else to engage  
11 in drug-related activity at the rental premises with the knowledge or  
12 consent of the tenant. "Drug-related activity" means that activity  
13 which constitutes a violation of chapter 69.41, 69.50, or 69.52 RCW;

14 (7) Maintain the smoke detection device in accordance with the  
15 manufacturer's recommendations, including the replacement of  
16 batteries where required for the proper operation of the smoke  
17 detection device, as required in RCW 43.44.110(3);

18 (8) Not engage in any activity at the rental premises that is:

19 (a) Imminently hazardous to the physical safety of other persons  
20 on the premises; and

21 (b) (i) Entails physical assaults upon another person which result  
22 in an arrest; or

23 (ii) Entails the unlawful use of a firearm or other deadly weapon  
24 as defined in RCW 9A.04.110 which results in an arrest, including  
25 threatening another tenant or the landlord with a firearm or other  
26 deadly weapon under RCW 59.18.352. Nothing in this subsection (8)  
27 shall authorize the termination of tenancy and eviction of the victim  
28 of a physical assault or the victim of the use or threatened use of a  
29 firearm or other deadly weapon;

30 (9) Not engage in any gang-related activity at the premises, as  
31 defined in RCW 59.18.030, or allow another to engage in such activity  
32 at the premises, that renders people in at least two or more dwelling  
33 units or residences insecure in life or the use of property or that  
34 injures or endangers the safety or health of people in at least two  
35 or more dwelling units or residences. In determining whether a tenant  
36 is engaged in gang-related activity, a court should consider the  
37 totality of the circumstances, including factors such as whether  
38 there have been a significant number of complaints to the landlord  
39 about the tenant's activities at the property, damages done by the  
40 tenant to the property, including the property of other tenants or

1 neighbors, harassment or threats made by the tenant to other tenants  
2 or neighbors that have been reported to law enforcement agencies, any  
3 police incident reports involving the tenant, and the tenant's  
4 criminal history; and

5 (10) Upon termination and vacation, restore the premises to their  
6 initial condition except for ((reasonable)) wear ((and—tear))  
7 resulting from ordinary use of the premises or conditions caused by  
8 failure of the landlord to comply with his or her obligations under  
9 this chapter. The tenant shall not be charged for normal cleaning if  
10 he or she has paid a nonrefundable cleaning fee.

11 **Sec. 7.** RCW 59.18.595 and 2015 c 264 s 3 are each amended to  
12 read as follows:

13 (1) In the event of the death of a tenant who is the sole  
14 occupant of the dwelling unit:

15 (a) The landlord, upon learning of the death of the tenant, shall  
16 promptly mail or personally deliver written notice to any known  
17 personal representative, known designated person, emergency contact  
18 identified by the tenant on the rental application, known person  
19 reasonably believed to be a successor of the tenant as defined in RCW  
20 11.62.005, and to the deceased tenant at the address of the dwelling  
21 unit. If the landlord knows of any address used for the receipt of  
22 electronic communications, the landlord shall email the notice to  
23 that address as well. The notice must include:

24 (i) The name of the deceased tenant and address of the dwelling  
25 unit;

26 (ii) The approximate date of the deceased tenant's death;

27 (iii) The rental amount and date through which rent is paid;

28 (iv) A statement that the tenancy will terminate ((fifteen)) 15  
29 days from the date the notice is mailed or personally delivered or  
30 the date through which rent is paid, whichever comes later, unless  
31 during that time period a tenant representative makes arrangements  
32 with the landlord to pay rent in advance for no more than ((sixty))  
33 60 days from the date of the tenant's death to allow a tenant  
34 representative to arrange for orderly removal of the tenant's  
35 property. At the end of the period for which the rent has been paid  
36 pursuant to this subsection, the tenancy ends;

37 (v) A statement that failure to remove the tenant's property  
38 before the tenancy is terminated or ends as provided in (a)(iv) of  
39 this subsection will allow the landlord to enter the dwelling unit

1 and take possession of any property found on the premises, store it  
2 in a reasonably secure place, and charge the actual or reasonable  
3 costs, whichever is less, of drayage and storage of the property, and  
4 after service of a second notice sell or dispose of the property as  
5 provided in subsection (3) of this section; and

6 (vi) A copy of any designation executed by the tenant pursuant to  
7 RCW 59.18.590;

8 (b) The landlord shall turn over possession of the tenant's  
9 property to a tenant representative if a request is made in writing  
10 within the specified time period or any subsequent date agreed to by  
11 the parties;

12 (c) Within (~~fourteen days~~) the same number of days as required  
13 under RCW 59.18.280, after the removal of the property by the tenant  
14 representative, the landlord shall refund any unearned rent and shall  
15 give a full and specific statement of the basis for retaining any  
16 deposit together with the payment of any refund due the deceased  
17 tenant under the terms and conditions of the rental agreement to the  
18 tenant representative; and

19 (d) Any tenant representative who removes property from the  
20 tenant's dwelling unit or the premises must, at the time of removal,  
21 provide to the landlord an inventory of the removed property and  
22 signed acknowledgment that he or she has only been given possession  
23 and not ownership of the property.

24 (2) A landlord shall send a second written notice before selling  
25 or disposing of a deceased tenant's property.

26 (a) If the tenant representative makes arrangements with the  
27 landlord to pay rent in advance as provided in subsection (1)(a)(iv)  
28 of this section, the landlord shall mail a second written notice to  
29 any known personal representative, known designated person, emergency  
30 contact identified by the tenant on the rental application, known  
31 person reasonably believed to be a successor of the tenant as defined  
32 in RCW 11.62.005, and to the deceased tenant at the dwelling unit.  
33 The second notice must include:

34 (i) The name, address, and phone number or other contact  
35 information for the tenant representative, if known, who made the  
36 arrangements to pay rent in advance;

37 (ii) The amount of rent paid in advance and date through which  
38 rent was paid; and

39 (iii) A statement that the landlord may sell or dispose of the  
40 property on or after the date through which rent is paid or at least

1 ((~~forty-five~~)) 45 days after the second notice is mailed, whichever  
2 comes later, if a tenant representative does not claim and remove the  
3 property in accordance with this subsection.

4 (b) If the landlord places the property in storage pursuant to  
5 subsection (1)(a) of this section, the landlord shall mail a second  
6 written notice, unless a written notice under (a) of this subsection  
7 has already been provided, to any known personal representative,  
8 known designated person, emergency contact identified by the tenant  
9 on the rental application, known person reasonably believed to be a  
10 successor of the tenant as defined in RCW 11.62.005, and to the  
11 deceased tenant at the dwelling unit. The second notice must state  
12 that the landlord may sell or dispose of the property on or after a  
13 specified date that is at least ((~~forty-five~~)) 45 days after the  
14 second notice is mailed if a tenant representative does not claim and  
15 remove the property in accordance with this subsection.

16 (c) The landlord shall turn over possession of the tenant's  
17 property to a tenant representative if a written request is made  
18 within the applicable time periods after the second notice is mailed,  
19 provided the tenant representative: (i) Pays the actual or reasonable  
20 costs, whichever is less, of drayage and storage of the property, if  
21 applicable; and (ii) gives the landlord an inventory of the property  
22 and signs an acknowledgment that he or she has only been given  
23 possession and not ownership of the property.

24 (d) Within ((~~fourteen days~~)) the same number of days as required  
25 under RCW 59.18.280, after the removal of the property by the tenant  
26 representative, the landlord shall refund any unearned rent and shall  
27 give a full and specific statement of the basis for retaining any  
28 deposit together with the payment of any refund due the deceased  
29 tenant under the terms and conditions of the rental agreement to the  
30 tenant representative.

31 (3)(a) If a tenant representative has not contacted the landlord  
32 or removed the deceased tenant's property within the applicable time  
33 periods under this section, the landlord may sell or dispose of the  
34 deceased tenant's property, except for personal papers and personal  
35 photographs, as provided in this subsection.

36 (i) If the landlord reasonably estimates the fair market value of  
37 the stored property to be more than ((~~one thousand dollars~~)) \$1,000,  
38 the landlord shall arrange to sell the property in a commercially  
39 reasonable manner and may dispose of any property that remains unsold  
40 in a reasonable manner.

1 (ii) If the value of the stored property does not meet the  
2 threshold provided in (a)(i) of this subsection, the landlord may  
3 dispose of the property in a reasonable manner.

4 (iii) The landlord may apply any income derived from the sale of  
5 the property pursuant to this section against any costs of sale and  
6 moneys due the landlord, including actual or reasonable costs,  
7 whichever is less, of drayage and storage of the deceased tenant's  
8 property. Any excess income derived from the sale of such property  
9 under this section must be held by the landlord for a period of one  
10 year from the date of sale, and if no claim is made for recovery of  
11 the excess income before the expiration of that one-year period, the  
12 balance must be treated as abandoned property and deposited by the  
13 landlord with the department of revenue pursuant to chapter (~~(63.29)~~)  
14 63.30 RCW.

15 (b) Personal papers and personal photographs that are not claimed  
16 by a tenant representative within (~~(ninety)~~) 90 days after a sale or  
17 other disposition of the deceased tenant's other property shall be  
18 either destroyed or held for the benefit of any successor of the  
19 deceased tenant as defined in RCW 11.62.005.

20 (c) No landlord or employee of a landlord, or his or her family  
21 members, may acquire, directly or indirectly, the property sold  
22 pursuant to (a)(i) of this subsection or disposed of pursuant to  
23 (a)(ii) of this subsection.

24 (4) Upon learning of the death of the tenant, the landlord may  
25 enter the deceased tenant's dwelling unit and immediately dispose of  
26 any perishable food, hazardous materials, and garbage found on the  
27 premises and turn over animals to a tenant representative or to an  
28 animal control officer, humane society, or other individual or  
29 organization willing to care for the animals.

30 (5) Any notices sent by the landlord under this section must  
31 include a mailing address, any address used for the receipt of  
32 electronic communications, and a telephone number of the landlord.

33 (6) If a landlord knowingly violates this section, the landlord  
34 is liable to the deceased tenant's estate for actual damages. The  
35 prevailing party in any action pursuant to this subsection may  
36 recover costs and reasonable attorneys' fees.

37 (7) A landlord who complies with this section is relieved from  
38 any liability relating to the deceased tenant's property.

Passed by the House April 14, 2023.  
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